

Midway Pacific Highway Corridor Community Plan Amendment

Workshop 2: February 23, 2005

District Comparison - Likes and Dislikes Debrief

ELEMENT	LIKES	DISLIKES
Element #1 - Open Space	<ol style="list-style-type: none">1. Varied open space2. Open space that fits the community3. Parks in safe corridors and clear air4. Meet the current code for parks5. Recreation space and center	<ol style="list-style-type: none">1. Only small park2. No gated communities3. No rectangle parks/open space features4. Dislike condos residential units next to freeway
Element #2 - Community Character	<ol style="list-style-type: none">1. Old business maybe renovate2. Soma3. Have shows utilizing local businesses4. Sports Arena5. City College	<ol style="list-style-type: none">1. Lack of grass/benches2. Landscaping3. Wide roads4. Renovate (City college)
Element #3 - Mixture of Uses	<ol style="list-style-type: none">1. Historic properties2. Established property upgrades that serve the elderly	<ol style="list-style-type: none">1. Truly blighted areas2. Misinformation concerning notification to private property owners
Element #4 - Mixture of Transportation	<ol style="list-style-type: none">1. Pacific Highway not crowded2. Kobey - minimizes traffic	<ol style="list-style-type: none">1. Adult entertainment2. Private use of trolley parking lot3. Lack of business and trolley connectivity

ELEMENT	LIKES	DISLIKES
Element #5 - Pedestrian Orientation	1. Lofts over businesses 2. Tree-lined euro blvd from PCH to OB LITTLE ITALY 3. Big sidewalks with w/pop-outs 4. Street scape UTC 5. mixed-use with lofts 6. Lots of parking 7. Trails ped. 8. Adequate handicap parking	UTC 1. high-rise ok there <u>not</u> here DOWNTOWN 2. Not enough handicap parking/access
Element #6 - Amenities and Services	1. Sports arena 2. Swap meet 3. Satellite police department 4. Foundry uses - industrial variety of small businesses 5. Some live/work space 6. Some properties that are maintained and landscaped	1. Homeless - trash etc. Safety noise, tall bushes 2. New development water/sewer line 3. No waste of resources - i.e. purple pig 4. Deferred Maintenance by land owner 5. Pot holes 6. Lack of medical services - i.e. hospitals 7. Miss specialty boutique retail shops 8. Confusing traffic pattern - Kurtz and Hancock
Element #7 - Economic Vitality	1. Walk ability	2. Parking shortage

ELEMENT	LIKES	DISLIKES
Element #8 - Density and Compactness		
Element #9 - Redevelopment and Revitalization	<ol style="list-style-type: none"> 1. Street scape in Little Italy 2. Mixed use - residential 3. Landscaped sidewalks - Little Italy 4. Location 	<ol style="list-style-type: none"> 1. Adult Entertainment 2. In affective use of City college property 3. Traffic congestion 4. Mental health facility 5. Homeless